



**MINUTES  
HISTORIC ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING OF APRIL 3, 2014**

CALL TO ORDER: Chairperson Price called the meeting to order at 6:30 p.m.

PRESENT: Chairperson Price, Board Members Bresler and Shaiq

ABSENT: Board Member Adamson

STAFF PRESENT: Ingrid Rademaker, Principal Planner  
Bronwen Lacey, Deputy City Attorney  
Steve Kowalski, Associate Planner  
Cliff Nguyen, Associate Planner  
David Wage, Associate Planner

APPROVAL OF MINUTES: Regular meeting of February 6, 2014.  
Moved (Breslar/Shaiq) to approve minutes. Motion carried 3-0-1 (Adamson absent)

DISCLOSURES Breslar: Drove by Tiny Tots location; Spoke with Robson Homes representative on Item 1.  
Shaiq: Drive by Tiny tots location; Spoke with Robson Homes representative on Item 1; Spoke with applicant, Wilson Hu, on Item 2.  
Price: No disclosures.

CONSENT CALENDAR None

PUBLIC COMMUNICATIONS None

ORAL COMMUNICATIONS None

PUBLIC HEARING ITEMS None

Item 1. **BRINGHURST PROPERTY – 42425 Mission Boulevard – (PLN2013-00103)** – To consider Historical Architectural Review associated with applications for a Preliminary and Precise Planned District, a Vesting Tentative Tract Map, Private Street and Preliminary Grading Plan for development of a 24-lot single-family development, including retention of an eligible historic structure located in the

Mission San Jose Community Plan Area; and to consider a Mitigated Negative Declaration that has been prepared and circulated pursuant to the California Environmental Quality Act (CEQA).

The Board received a brief presentation by staff and the applicant, Robson Homes. No members of the public spoke on the item.

IT WAS MOVED (Price/Breslar) AND CARRIED BY THE FOLLOWING VOTE (3-0-1) THAT THE HISTORICAL ARCHITECTURAL REVIEW BOARD: RECOMMENDED THAT THE CITY COUNCIL ADOPT THE DRAFT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PLAN AS SHOWN IN EXHIBIT “A”, AND FIND THIS ACTION REFLECTS THE INDEPENDENT JUDGMENT OF THE CITY OF FREMONT;

AND

RECOMMEND THAT THE CITY COUNCIL FIND THAT THE PROJECT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S COMMUNITY CHARACTER ELEMENT AS ENUMERATED WITHIN THE STAFF REPORT;

AND

RECOMMEND THAT THE CITY COUNCIL FIND THAT THAT COMPONENT OF THE RELOCATION AND ALTERATIONS TO THE IDENTIFIED POTENTIAL REGISTER RESOURCE INCLUDED IN THE PLANNED DISTRICT P-2013-103, AS DEPICTED IN ENCLOSURE EXHIBIT “B,” (SHEETS A0.0 – A4.2 OF THE BRINGHURST HOUSE REHABILITATION PLANS), FULFILLS THE APPLICABLE REQUIREMENTS SET FORTH IN THE FREMONT MUNICIPAL CODE AND IS CONSISTENT WITH THE *SECRETARY OF THE INTERIOR'S STANDARDS AND ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS* FOR REASON STATED IN THE STAFF REPORT, AND APPROVE THE PROPOSED PROJECT BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS CONTAINED IN EXHIBIT “C.”

The motion carried by the following vote:

AYES:	3 – Bresler, Price, Shaiq
NOES:	0
ABSTAIN:	0
ABSENT:	1 – Adamson

- Item 2. **FREMONT/DECOTO TOWNHOMES – 34826 and 34840 Fremont Boulevard and 3893 Decoto Road – (PLN2014-00099)** - To consider Historical Architectural Review associated with applications for a Preliminary and Precise Planned District, a Vesting Tentative Tract Map, and Private Street to allow the construction of a 38-unit

multi-family residential development and the preservation of an existing historic home located in the North Fremont Community Plan Area; and to consider a Mitigated Negative Declaration that has been prepared and circulated pursuant to the California Environmental Quality Act (CEQA).

The Board received a brief presentation by staff and the applicant, Wilson Hu of Westgate Ventures. No members of the public spoke on the item.

IT WAS MOVED (Price/Breslar) AND CARRIED BY THE FOLLOWING VOTE (3-0-1) THAT THE HISTORICAL ARCHITECTURAL REVIEW BOARD: RECOMMEND APPROVAL OF THE PROJECT TO THE CITY COUNCIL FINDING THAT THE ARCHITECTURAL DESIGN, SITE PLAN, AND LANDSCAPE PLAN FOR PLN2014-00099 ARE CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS AND THE STANDARDS AND GUIDELINES ADOPTED BY CITY COUNCIL, AS SHOWN ON EXHIBIT "C" (PRELIMINARY AND PRECISE SITE PLAN, FLOOR PLANS AND ELEVATIONS, AND LANDSCAPE PLANS), PURSUANT TO THE FINDINGS AND SUBJECT TO CONDITIONS IN EXHIBIT "D."

The motion carried by the following vote:

AYES:	3 – Bresler, Price, Shaiq
NOES:	0
ABSTAIN:	0
ABSENT:	1 – Adamson

- Item 3. **MISSION TINY TOTS – 43327 Mission Boulevard – (PLN2014-00226)** - To consider Historical Architectural Review to remove property located in the Mission San Jose Planning Area from the Fremont Register based on historic analysis; and to consider an Exemption from the California Environmental Quality Act (CEQA) under 15061 (b)(3) in that it is not a project which has the potential for causing a significant effect on the environment.

Speakers from the Public:

1. Lila Bringham, 1001 Sage Court, Fremont, CA 94539  
Spoke in support of keeping building on register. Should honor Olive Hyde and keep historic designation.
2. John Weed, 43295 Mission Boulevard, Fremont, CA 94539  
Spoke in support of keeping resource on Register.
3. Timothy Svenson, 245 Medalion Drive, Union City, CA 94587  
Local historian. Spoke in favor of keeping on Register.
4. Al Minard, 1201 Valdez Way, Fremont, CA  
Spoke in support of keeping resource on Register.

5. Paul Sethy, 46961 Zapotec Drive, Fremont, CA 94539  
Spoke in support of keeping resource on Register.

IT WAS MOVED (Price/Bresler) AND CARRIED BY THE FOLLOWING VOTE (3-0-1) THAT THE HISTORICAL ARCHITECTURAL REVIEW BOARD: RECOMMEND CONTINUING THE ITEM TO ALLOW TIME FOR AN APPRAISAL OF BUILDING ON REGISTER AND ALSO OFF REGISTER; AND TO ALLOW STAFF TIME TO PROVIDE ADDITIONAL HISTORICAL INFORMATION.

The motion carried by the following vote:

AYES:	3 – Bresler, Price, Shaiq
NOES:	0
ABSTAIN:	0
ABSENT:	1 – Adamson

Meeting adjourned at 8:30 P.M.

APPROVED BY:



Ingrid Rademaker, Secretary  
Historical Architectural Review Board